

**ORDINANCE NO. 020801-36**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP FOR A 38.1823 ACRE TRACT OF LAND EAST OF SOUTH MOPAC EXPRESSWAY (LOOP 1), SOUTH OF LA CROSSE AVENUE AND NORTH OF STATE HIGHWAY 45, GENERALLY KNOWN AS TRACT 113 OF THE STRATUS PROPERTY AT CIRCLE C, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO RURAL RESIDENCE (RR) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to rural residence (RR) district on the property described in Zoning Case No. C14-02-0040.113, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract 113: A 38.1823 acre tract of land, more or less, out of the Samuel Hamilton Survey No. 16, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property east of South Mopac Expressway (Loop 1), approximately 4/5 mile south of La Crosse Avenue and 2/3 mile north of State Highway 45, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

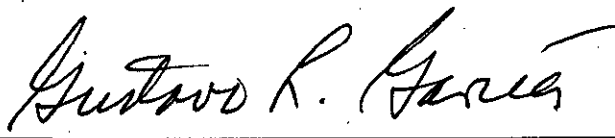
**PART 2.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 3.** This ordinance takes effect on August 15, 2002.

**PASSED AND APPROVED**


August 1, 2002

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§  
§




Gustavo L. Garcia  
Mayor

**APPROVED:**

  
Sedora Jefferson  
City Attorney

**ATTEST:**

  
Shirley A. Brown  
City Clerk

STATE OF TEXAS       §  
                             §  
COUNTY OF TRAVIS   §

FIELDNOTE DESCRIPTION of a 38.1823 acre tract of land out of the Samuel Hamilton Survey No. 16, Travis County, Texas, being a portion of the remainder of that 2807.1345 acre tract conveyed to Circle C Land Corp., by deed recorded in Volume 11620, Page 1126 of the Travis County Deed Records, all of that 1.0000 acre tract conveyed to Craig M. Teykl by deed recorded in Volume 12155, Page 81 of the said deed records, that 1.0000 acre tract conveyed to Edward Welty Willis, Jr., by deed recorded in Volume 12155, Page 42 of the said deed records, that 1.0000 acre tract conveyed to James Michael O'Reilly by deed recorded in Volume 12155, Page 125 of the said deed records, that 1.0000 acre tract conveyed to David Thomas Smith by deed recorded in Volume 12155, Page 213 of the said deed records and that 1.0000 acre tract conveyed to John M. Stratford by deed recorded in Volume 12155, Page 169 of the said deed records; the said 38.1823 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found for the northwest corner of the said Craig M. Teykl tract, being the northwest corner of the herein described tract, a point in the easterly right-of-way line of State Highway Loop 1 (Mo-Pac) as dedicated to the State of Texas in Volume 11198, Page 1136 of the said deed records and the most westerly, southwest corner of that 136.883 acre tract conveyed to Springbrook Joint Venture by deed recorded in Volume 12159, Page 3138 of the Travis County Deed Records; from said point, a concrete highway monument found bears N15°36'53"E, 18.61 feet;

THENCE, leaving the easterly right-of-way line of State Highway Loop 1, along the said remainder of the 2807.1345 acre tract, being the southerly line of the said 136.883 acre tract, for the following five (5) courses:

- 1) S70°50'44"E, at 436.43 feet pass a 1/2" iron rod found for the northeast corner of the aforesaid Craig M. Teykl tract, for a total distance of 515.41 feet to a 1/2" iron rod found for corner;
- 2) S30°07'44"E, 291.25 feet to a 1/2" iron rod set for corner;
- 3) S67°33'31"E, 262.93 feet to a 1/2" iron rod set for corner;
- 4) S77°19'30"E, 239.17 feet to a 1/2" iron rod found for corner;
- 5) S47°56'24"E, 305.35 feet to a 1/2" iron rod found in the northerly line of Oconomowoc West, Section 1, a subdivision recorded in Book 94, Pages 273 through 276 of the Travis County Plat Records;

THENCE, S63°45'27"W, leaving the southerly line of the said 136.883 acre tract, along the southerly line of the said 2807.1345 acre tract, at 110.07 feet pass a calculated point for the most westerly northwest corner of Oconomowoc West, Section 1, being a northeast corner of the remainder of that 412.3003 acre tract conveyed to Ira Jon Yates by deed recorded in Volume 10166, Page 276 of the said deed records, for a total distance of 323.98 feet to a 1/2" iron rod found for the northeast corner of that 5.0000 acre tract conveyed to Ira Jon Yates, Trustee, by deed recorded in Volume 10009, Page 349 of the said Deed Records of Travis County, Texas;

THENCE, leaving the northerly line of the said remainder of the 412.3003 acre tract, along the said remainder of the 2807.1345 acre tract, with the north, west and south lines of the 5.0000 acre tract for the following six (6) courses:

- 1) N65°40'28"W, 415.32 feet to a 1/2" iron rod set for corner;
- 2) S58°12'49"W, 207.33 feet to a 1/2" iron rod found for corner;
- 3) S02°43'07"E, 301.18 feet to a 1/2" iron rod found for corner;
- 4) N80°37'59"E, 92.53 feet to a 1/2" iron rod found for corner;
- 5) S75°27'04"E, 416.72 feet to a 1/2" iron rod found for corner;
- 6) S85°00'42"E, 142.08 feet to a 1/2" iron rod set for the southeast corner of the said 5.0000 acre tract, being in the northerly line of the said remainder of the 412.3003 acre tract;

THENCE, leaving the south line of the said 5.0000 acre tract, along the common line between the said remainder of the 412.3003 acre tract and the 2807.1345 acre tract, for the following two (2) courses:

- 1) S15°41'36"E, 171.49 feet to a 1/2" iron rod found for corner;
- 2) S87°16'57"W, 2090.15 feet to a 1/2" iron rod found in the aforesaid easterly right-of-way line of State Highway Loop 1;

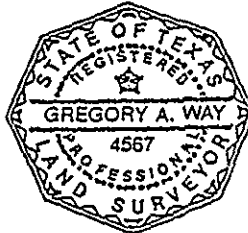
THENCE, leaving the northerly line of the remainder of the said 412.3003 acre tract, along the said remainder of the 2807.1345 acre tract, with the easterly right-of-way line of State Highway Loop 1, for the following twelve (12) courses:

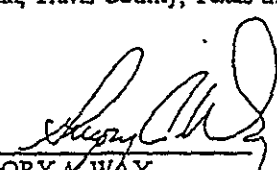
- 1) N53°49'50"E, 0.63 feet to a concrete highway monument found for corner;
- 2) N27°39'23"E, 131.26 feet to a concrete highway monument found for corner;
- 3) N44°08'06"E, 104.80 feet to a concrete highway monument found for the point of curvature of a non-tangent curve to the left;
- 4) With the said curve to the left having a central angle of 09°11'06", a radius of 2009.86 feet, a chord which bears N39°27'31"E a distance of 321.85 feet, for an arc distance of 322.20 feet to a concrete highway monument found for corner;
- 5) N35°05'13"E, 110.88 feet to a 1/2" iron rod found for corner;
- 6) N80°08'29"E, 45.20 feet to a concrete highway monument found for corner;
- 7) N35°00'13"E, 120.18 feet to a concrete highway monument found for corner;
- 8) N10°19'37"W, 45.22 feet to a concrete highway monument found for corner;
- 9) N35°05'13"E, 105.42 feet to a concrete highway monument found for the point of curvature of a non-tangent curve to the left;

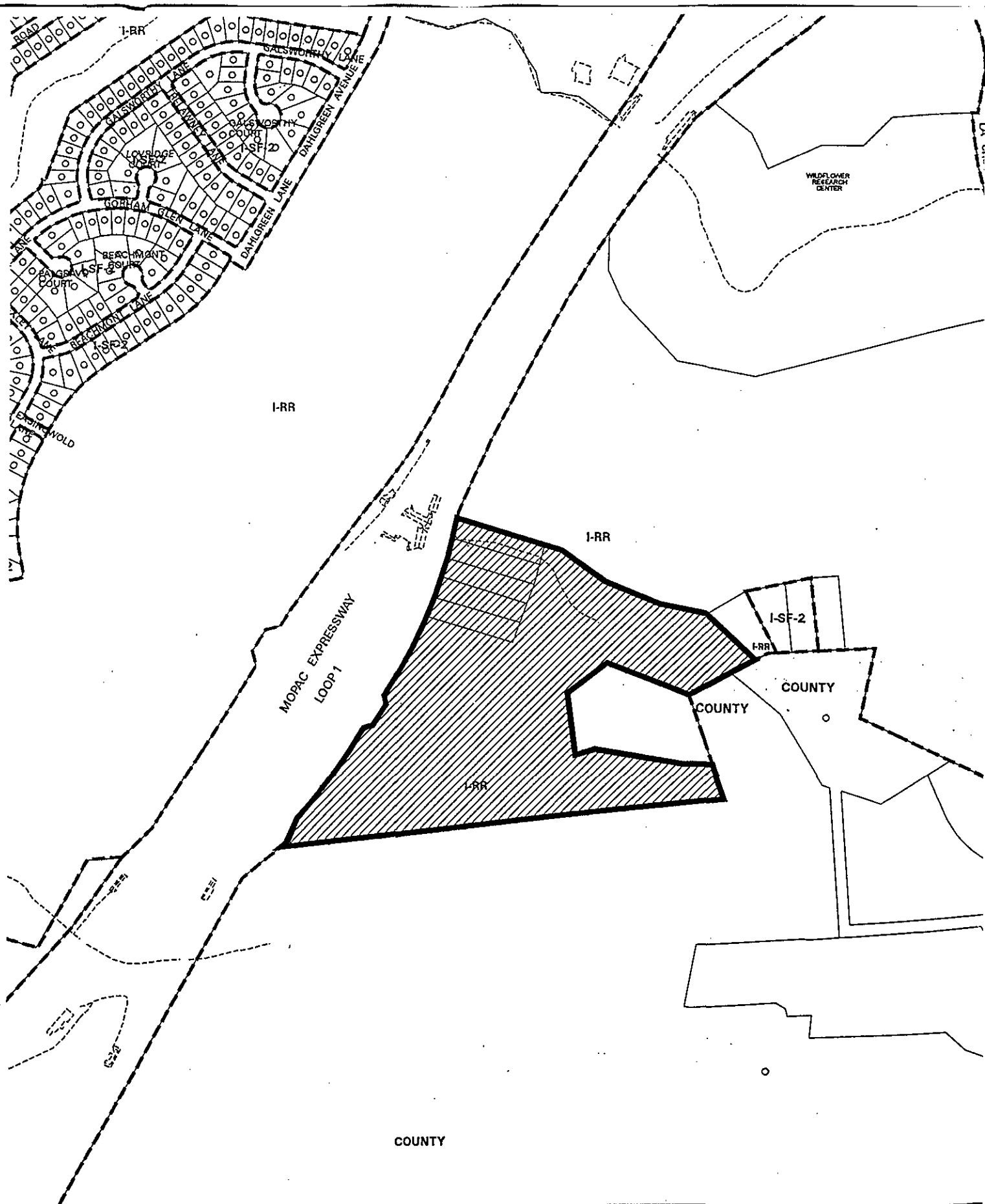
- 10) With the said curve to the left having a central angle of  $14^{\circ}26'48''$ , a radius of 2009.86 feet, a chord which bears  $N27^{\circ}42'22''E$  a distance of 505.42 feet, at an arc distance of 332.89 feet pass a 1/2" iron rod found for the southwest corner of the said 1.0000 acre John M. Stratford tract, at 432.90 feet pass a 1/2" iron rod found for the northwest corner of the John M. Stratford tract, being the southwest corner of the 1.0000 acre David Thomas Smith tract, for a total arc distance of 506.77 feet to a concrete highway monument found for corner;
- 11)  $N20^{\circ}27'05''E$ , at 26.12 feet pass a 1/2" iron rod found for the northwest corner of the said David Thomas Smith tract, being the southwest corner of the said 1.0000 acre James Michael O'Reilly tract, for a total distance of 107.33 feet to a concrete highway monument found for corner;
- 12)  $N15^{\circ}36'53''E$ , at 18.83 feet pass a 1/2" iron rod found for the northwest corner of the James Michael O'Reilly tract, being the southwest corner of the said 1.0000 acre Edward Welty Willis, Jr. tract, at 118.83 feet pass a 1/2" iron rod found for the northwest corner of the Edward Welty Willis, Jr. tract, being the southwest corner of the aforesaid 1.0000 acre Craig M. Teykl tract, for a total distance of 218.87 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 38.1823 acres of land area.



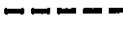
That I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 14 day of August, 1996.



  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 - State of Texas



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: G. GUERNSEY

**ZONING EXHIBIT B**

CASE #: C14-02-0040.113  
 ADDRESS:  
 SUBJECT AREA (acres): N/A

DATE: 02-05  
 INTLS: SM

CITY GR  
 REFEREN  
 NUMBER  
 C15